

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/27 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$510,000

&

\$530,000

Median sale price

Median price \$566,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/10/2018

to

31/12/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8/44 Liddiard St HAWTHORN 3122	\$515,000	17/11/2018
2	2/63 Berkeley St HAWTHORN 3122	\$515,000	05/12/2018
3	2/178 Power St HAWTHORN 3122	\$510,000	09/02/2019

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price

\$510,000 - \$530,000

Median Unit Price

December quarter 2018: \$566,000


 2
  1
  1
Rooms:**Property Type:** Apartment

Agent Comments

Comparable Properties

**8/44 Liddiard St HAWTHORN 3122 (REI/VG)**
 2
  1
  1
Price: \$515,000**Method:** Auction Sale**Date:** 17/11/2018**Rooms:** -**Property Type:** Apartment

Agent Comments

Next street over. Similar complex.

**2/63 Berkeley St HAWTHORN 3122 (REI/VG)**
 2
  1
  1
Price: \$515,000**Method:** Private Sale**Date:** 05/12/2018**Rooms:** -**Property Type:** Apartment

Agent Comments

Similar internal accommodation.

**2/178 Power St HAWTHORN 3122 (REI)**
 2
  1
  1
Price: \$510,000**Method:** Auction Sale**Date:** 09/02/2019**Rooms:** -**Property Type:** Apartment

Agent Comments

Similar internal accommodation.